

DOCUMENT CONTROL CHECK SHEET

Facility Name and Address: Wildwood Apartments LLC
3515 Stonewall Road
Jackson, Michigan 49203

The following documents pertaining to this case are contained in the package:

<u>Document</u>		<u>Yes</u>	<u>No</u>	<u>NA</u>
MDCH Complaint of Alleged Non-Compliance	<u>2</u> Pages	(X)	()	()
MDCH Request for Records	<u>2</u> Pages	(X)	()	()
Jan. 14, 2011 Response	<u>2</u> Pages	(X)	()	()
Feb. 21, 2011 Response	<u>4</u> Pages	(X)	()	()
MDCH Citation	<u>7</u> Pages	(X)	()	()
June 28, 2011 MDCH Case Closure Status	<u>1</u> Pages	(X)	()	()
June 28, 2011 MDCH Pre-Case Closure	<u>5</u> Pages	(X)	()	()
MDCH Case Contact Telephone Log	<u>5</u> Pages	(X)	()	()
EPA Telephone Log	<u>1</u> Pages	(X)	()	()
MDCH Photo log	<u>16</u> Pages	(X)	()	()
EPA Penalty (Enforcement Confidential)	<u>1</u> Pages	(X)	()	()
Other documents (list below)				
_____	_____ Pages			
_____	_____ Pages			
_____	_____ Pages			
_____	_____ Pages			

CERTIFICATION

I, the undersigned, certify that all of the documents pertaining to this case that were in my possession have been listed above and were included in this package at the time this statement was signed.

Justin Blake 10/16/11
Case Officer's Signature and Date

12-22-10 JC received a complaint from (b) (6) a tenant at Wildwood apartments in Jackson, MI, about renovation ongoing in the common area stairwell and dust coming into his apartment from the renovation. Mr. Rowland stated that he was not notified about the renovation work. The address for (b) (6) is 200B Steward St.

The stairwell under renovation is also a common area for apartments 200A and 200C for a total of 3 units.

12-22-10 JC conducted a site visit at Wildwood Apts. and was invited in to 200b by (b) (6) through the back entrance. The stairwell under going renovation is the front entrance to 200B. There was dust on the floor of the apartment in the foyer and on the belongings close to the door. (b) (6) opened the front door to show JC the work being done to the stairwell. There was plastic sheeting covering the front door that came loose when the door was opened. (b) (6) stated that the workers put up the plastic after he complained about the dust. Mr. (b) (6) stated that he was moving back to Tennessee in April when his lease is up.

JC went around to the front entrance. Large areas of plaster had been removed from the walls. (b) (6) was cleaning up the work area. (b) (6) were also on site. (b) (6) introduced herself as the property manager for Wildwood Properties. (b) (6) stated that (b) (6) were employed maintenance personnel for wildwood Properties.

JC informed (b) (6) about PRE. Ms Moe stated that this was the last hallway to be painted and this one was the worst. Ms. Moe further stated that she did not know about PRE.

01-21-11 Response received detailing renovation activities in the common area that was active during JC's site visit. Three apartments (200A, 200B, and 200C Steward) were affected by the renovation work and two were currently occupied. The response also states: I prior to this event we were unaware of Michigan's PRE rule. However, we do hand out the pamphlet 'Protect Your Family from Lead in Your Home' with all new move in's" The response did not mention any of the other stairwells that were painted and did not mention (b) (6)

JC called and spoke with (b) (6) the owner of the apartments requesting the information that was missing from the response. With some back and forth, the missing information was provided. (b) (6) was also part of the maintenance staff. Renovation was also conducted in 3 other stairwells. The total number of affected units totals 18. Five of the units were vacant.

03-01-11 EA issued for 13 affected units of a common area renovation.

04-29-11 EARF received and an appeal requested.

06-08-11 Appeal held with JC, DL and (b) (6) in attendance by phone. (b) (6) stated that he wrote the e-mail stating less than 100 sf for the other 3 stairwells common areas without realizing that it would matter and without discussing it with (b) (6), his property manager. The stairwells of 204 and 208 were just painted without any repair or preparation. The stairwell of 212 and 200 had renovation activities associated with repainting.

DL informed (b) (6) that a site visit would be needed to verify that no renovation work was conducted in 204 and 208 before the fines for those units could be vacated. (b) (6) agreed and an appointment was set up for the next day.

06-09-11 JC and DL conducted an onsite inspection of all of the stairwells at Wildwood Apartments. (b) (6) was on site during the inspection and unlocked the doors for entry to the stairwells. (b) (6) pointed out where the renovation activities occurred in the 200 and 212 Steward stairwells. The 204 and 208 stairwells had been painted and disturbances to the painted surfaces did not seem likely as there was still deteriorated paint below the fresh coat of paint and there were no obvious repairs that could be proven to have happened in the last year. It appears that renovation activities were only conducted in 200 and 212 Steward.

06-15-11 Second phone call. The fine was reduced to \$200 based upon site visit.

06-20-11 Signed administrative settlement form received along with a check written in the amount of \$200.00. Fine remitted in full. Case closed.



Complaint of Alleged Non-Compliance

Healthy Homes Section
P.O. Box 30195
Lansing, Michigan 48909
(517) 335-9390

Section 5475 of the Michigan Lead Abatement Act of 1998 requires the department to receive complaints of alleged violations of the Act or rules promulgated pursuant to the Act; and to take actions resulting from their investigation, at the discretion of the Department.

Date of Complaint: 12/22/10

Time received: 11:00 AM

Party/Subject of complaint: Wildwood Apartments

10209PRE WILDWOOD

Site address: 200 Steward St., Jackson, Michigan

Mailing address of person or company:

Telephone number, if known : 517-392-7007

The activities described involve a: ☐ Training provider ☐ Certified lead professional ☐ Lead abatement contractor
☐ Housing program/municipality ☐ Renovation contractor ☒ Rental Property Owner Other:

Please describe the nature of the subject activity:

Complainant alleges that renovation activities are ongoing in the stairwell outside of his front entrance door. Dust is coming in his apartment under his door from the work. Complainant states that he was not notified that the renovation work was going to happen.

Complainant name: (b) (6)

Address : (b) (6)

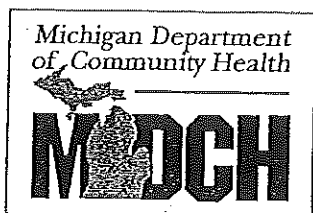
Telephone no.: (b) (6)

Complainant name ☒ MAY ☐ MAY NOT be revealed to the investigated party.

The above information will only be used to inform you of the outcome of our investigation.

Mail or FAX this completed form to:

Michigan Department of Community Health
Healthy Homes Section
201 Townsend St. - 4th Floor
P.O. Box 30195 Lansing, MI 48909
Attention: Compliance
FAX: (517) 335-8800



ENFORCEMENT ACTION RESPONSE FORM

Healthy Homes Section
201 Townsend St. - 4th Floor
Lansing, Michigan 48913
Phone: (517) 335-9390
Fax: (517) 335-8800
www.michigan.gov/leadsafe

You have 15 business days from service of the enclosed Enforcement Action to (1) accept the action, (2) request an informal compliance conference or (3) file a petition for formal administrative appeal. Follow any instructions carefully. If you have any questions, please call our office toll-free at (866) 691-5323.

HHS Case #:

10209PRE WILDWOOD

Contact phone number for undersigned:

(517) 474-6609



ACCEPT:

Sign below to indicate your acceptance of the violations indicated on the enclosed Enforcement Action. Submit a separate Plan of Corrective Action with this form. Plan should specify what actions/changes that will be taken by the company or individual to ensure future compliance. Make a copy for your records and return the original to the Healthy Homes Section at the address listed above. Remittance of administrative fines, if any, are due within 15 business days of this acceptance (see Remittance Section, below, for instructions).

(signature of authorized person)

(print name)

(date)



REQUEST INFORMAL COMPLIANCE CONFERENCE:

Sign below to indicate your desire to request a compliance conference regarding the enclosed Enforcement Action. Follow the instructions in the "Compliance Conference" section (reverse). If you have any questions, please call our office (517) 335-9390.

(signature of authorized person)

David White
(print name)

4-27-11
(date)



FORMAL ADMINISTRATIVE TRIBUNAL:

Sign below to indicate your desire to appeal the violations indicated on the enclosed Enforcement Action through the State Office of Hearing and Administrative Rules. Follow the instructions in the "Formal Administrative Appeals" section on the reverse. If you have any questions, please call our office (517) 335-9390.

(signature of authorized person)

(print name)

(date)

REMITTANCE OF FINES

Remittance of administrative fines, if any, are due within 15 business days of acceptance. Remittance should be made out to the "State of Michigan" and returned to:

Compliance Officer
MDCH - Healthy Homes Section
201 Townsend St. - 4th Floor
P.O. Box 30195
Lansing MI 48909

RECEIVED
MICHIGAN DEPARTMENT OF
COMMUNITY HEALTH

APR 29 2011

DIVISION OF ENVIRONMENTAL AND
OCCUPATIONAL EPIDEMIOLOGY
LEAD HAZARD REMEDIATION PROGRAM